



March 1, 2018

Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Response to Review Comments
627 Roosevelt Trail Public Warehousing Site Plan Application
Robie Holdings, LLC - Applicant**

Dear Amanda:

Attached is supplemental information related to the above referenced project, as requested by you in a memo dated February 27, 2018. The information contains the following:

- A copy of the executed deed transferring 629 Roosevelt Trail to the abutting landowner Chester G. Rich Trust, signed on February 27, 2018. The last paragraph in the deed extinguishes and releases the 20-foot right-of-way. It is our understanding that the new landowner intends to merge the property with other contiguous land under common ownership.
- The location of the existing septic system has been added to the plans based on the HHE-200 application on file with the Town.
- The location of existing water lines have been added based on information we were provided from the Portland Water District. We have also included correspondence from PWD indicating their requirements to relocate certain water services. The Grading and Utility Plan has been revised to reflect their requested changes.
- Solid waste generated from the office use is expected to be very minimal and will be removed by the owner. We do not anticipate utilizing curbside pickup or a dumpster for the project.
- There will be lighting installed at intervals of approximately one fixture every 50 feet, and not over every overhead door.
- Regarding shared driveway access, the proposed driveway is intended to serve the proposed project and also provide opportunity for a shared driveway access with the abutting property to the south (TM 53 L 37), which is also owned by the applicant. The area of proposed driveway connection has been added to the plans.
- Building elevations have been revised to include architectural features to break up the rooflines and add fake windows to provide a break in the façade. We are requesting a waiver from the façade standard to provide wall projections and recesses every 50 feet, and have added the fake windows to break up the visual appearance of the longer walls facing Roosevelt Trail.

We understand that there may be additional comments forthcoming from your office based on an engineering technical review of the plans, and we will submit a full revised plan set for your review in response to all comments once received.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin M Roma

Dustin Roma, P.E.
President

Enc.

Warranty Deed (Maine Statutory Short Form)

1001840021583

KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Jarod A. Robie with a mailing address P.O. Box 1463, Windham, ME 04062, for valuable consideration paid, by **Donald L. Rich, Trustee of the Chester G. Rich Trust, u/t/d November 27, 1985** with a mailing address 26 Fieldcrest Drive, Windham, Maine 04062, the receipt and sufficiency whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Donald L. Rich, Trustee of the Chester G. Rich Trust**, its successors and assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

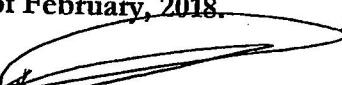
PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the premises conveyed to Jarod A. Robie by virtue of a deed from Stan Malinowski and Andrea Moore dated December 20, 2017 and recorded in the Cumberland County Registry of Deeds at Book 34553, Page 200.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 27th day of February, 2018.

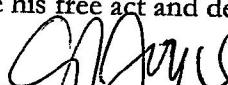
WITNESS



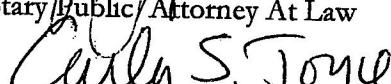
Jarod A. Robie

STATE OF MAINE COUNTY OF CUMBERLAND

Personally appeared before me on this 27th day of February, 2018 the above named Jarod A. Robie and acknowledged the foregoing instrument to be his free act and deed.



Notary Public Attorney At Law



Print Name

Carly S. Joyce
State of Maine
Attorney At Law
Bar #9659

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated in the Town of Windham in the County of Cumberland and State of Maine, located easterly of but not adjacent to the Roosevelt Trail, so called, bounded and described as follows:

Beginning at a stake in the ground at the southeasterly corner of the parcel of land conveyed by Howard E. Newcomb to Eltie E. Walker, et al., by deed recorded in the Cumberland County Registry of Deeds in Book 1815, Page 249;

Thence Northerly by said Walker land a total distance of eighty-six and seventy-eight hundredths (86.78) feet to the southwesterly corner of the parcel of land conveyed by Edgar R. Larabee, et al. to George W. Staples, et al. by deed dated August 14, 1948, and recorded in said Registry of Deeds in Book 1926, Page 123;

Thence Easterly by said Staples land a distance of sixty and six tenths (60.6) feet to other land now or formerly of said Newcomb;

Thence Southerly by said Newcomb land a total distance of eighty and eight hundredths (80.08) feet to a stake in the ground on the westerly side of a right of way leading to Drowsy Pine Camps;

Thence Southwesterly along said right of way a distance of twelve (12) feet to a stake in the ground at other land now or formerly of said Newcomb;

Thence Westerly by said Newcomb land a distance of fifty-six (56) feet to the stake at the point of beginning.

Also the Grantor does hereby release and extinguish any and all right, title and interest to a certain easement as reserved and set forth in a deed recorded in the Cumberland County Registry of Deeds in Book 34657, Page 26 as described in Paragraph 4 of the Exhibit A of said deed and as described in a deed recorded in Book 34657 Page 23 with said Registry of Deeds.

From: Robert Bartels
To: ["Dustin Roma"](#)
Subject: RE: Water Service at 627 Roosevelt Trail, Windham
Date: Wednesday, February 28, 2018 2:38:51 PM
Attachments: [627-SV33NW439.pdf](#)

Thanks for the information Dustin. My thoughts below.

Robert Bartels
Senior Project Engineer
Portland Water District
Phone:
E-mail: rbartels@pwd.org
<http://www.pwd.org>

From: Dustin Roma [mailto:dustin@dmroma.com]
Sent: Wednesday, February 28, 2018 9:38 AM
To: AMaP MEANS <means@pwd.org>
Subject: RE: Water Service at 627 Roosevelt Trail, Windham

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The way you have the properties addressed is correct. 625 is currently a commercial use – it has been used as the retail building for boat sales, and they just vacated the building over the winter. The back building was used for boat service, and it continues to be used for that right now.

This is my understanding on how the owner intends to develop the property:

- Land conveyances will be made (through land swaps and combining parcels) over the next couple of weeks to reconfigure the property lines so that they are as shown on our plans. **Good.**
- The building on 625 will be renovated, and expanded by approximately 2,000 square feet and is intended for medical office or commercial office use. **Existing ¾" is likely unacceptable. Retirement required. If use is changing to commercial a testable double check valve assembly will be required for backflow protection.**
- Proposed Buildings 1, 3, 4 and 5 on lot 627 will be constructed over the summer. Building 1 will have a small office space to service the self-storage business, and will require water hookup. Buildings 3, 4 and 5 do not require water service. **A single service with a meter pit through the frontage of 627 will be required to serve all buildings on 627 that will require water. Meter will be sized for building 1 and the existing building.**
- The existing building on Lot 627 will remain in service for now, and may continue to operate for a few years. This building will continue to need water service for as long as it is being used. **Hook this building up to the new water service for 627. When it is demolished, the work will be done on private.**
- Eventually the existing building on lot 627 will be demolished and proposed buildings 2, 6, 7 and 8 will be constructed. The expected timetable on that is 2 to 5 years. We do not anticipate that buildings 2, 6, 7 or 8 will require water service.

If you can help me understand where you believe the existing meter pit is located, I can try to find it out there and we can start to put together a proposed water service plan for you to review. I'm concerned that the meter pit is either buried in a snow bank or under a pile of gravel somewhere. I believe the existing meter pit is to the south of the building on 625. The attached card appears to show the service in the corner of the property. All unused services will be retired by the developer as part of this project. They need to be aware of this requirement and plan accordingly if water outages are not acceptable during construction.

Thanks,

Dustin M. Roma, P.E.



59 Harvest Hill Rd, Windham, ME 04062
P: (207) 310-0506

From: Robert Bartels [<mailto:rbartels@pwd.org>] **On Behalf Of** AMaP MEANS
Sent: Wednesday, February 28, 2018 9:01 AM
To: 'Dustin Roma' <dustin@dmroma.com>
Subject: RE: Water Service at 627 Roosevelt Trail, Windham

Dustin,

Please see attached. Is this how the parcels will be addressed when project is complete? If yes, 625 may use its existing service if there is no change in use at the house. 627 will most likely need a new service through its frontage on Roosevelt Trl (UGU is going to be an issue), and the existing 627 service which passes through 625's property will need to be retired per PWD standards. A meter pit will be required for 627. That's how I see it now unless I'm missing something.

Thanks,

Robert Bartels
Senior Project Engineer
Portland Water District
Phone:
E-mail: rbartels@pwd.org
<http://www.pwd.org>

From: Dustin Roma [<mailto:dustin@dmroma.com>]
Sent: Wednesday, February 28, 2018 6:56 AM
To: AMaP MEANS <means@pwd.org>
Cc: Robert Bartels <rbartels@pwd.org>
Subject: Water Service at 627 Roosevelt Trail, Windham